



## 5 Charleville Avenue, Belfast, BT9 7HG

**Price Guide £150,000**

This excellent mid terraced property is an ideal first time buy or perfect investment property. Ready for immediate occupation, the accommodation comprises open plan living / kitchen, shower room & two double bedrooms. Located just off the bustling Lisburn Road, close to popular restaurants, shopping and transport links, the property offers great convenience to a host of amenities. Gas fired central heating & PVC double glazing are both in place. Viewing is highly recommended.

- Well Presented Mid Terrace Property
- Open Plan Living / Kitchen
- Gas Fired Central Heating / PVC Double Glazing
- Located Just Off The Lisburn Road Within Walking Distance To The Local Shops, Cafes & Restaurants
- Two Double Bedrooms
- Ground Floor Shower Room
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door.

**HALL**



Solid wood floor.

**LIVING / KITCHEN 20'0" x 9'6" (6.1 x 2.9)**



Fireplace. Range of high and low level units, integrated oven, stainless steel extractor fan, 1.5 single drainer stainless steel sink unit with mixer tap, part tiled walls, laminate wood flooring, storage under stairs.



**UTILITY AREA 6'2" x 5'2" (1.9 x 1.6)**



High and low level units, plumbed for washing machine, ceramic tiled floor.

## SHOWER ROOM



White suite comprising low flush W.C, wash hand basin with storage below, enclosed shower, part tiled walls, ceramic tiled floor.

## ON THE FIRST FLOOR

### BEDROOM ONE 13'1" x 9'2" (4.0 x 2.8)



### BEDROOM TWO 9'10" x 7'10" (3.0 x 2.4)

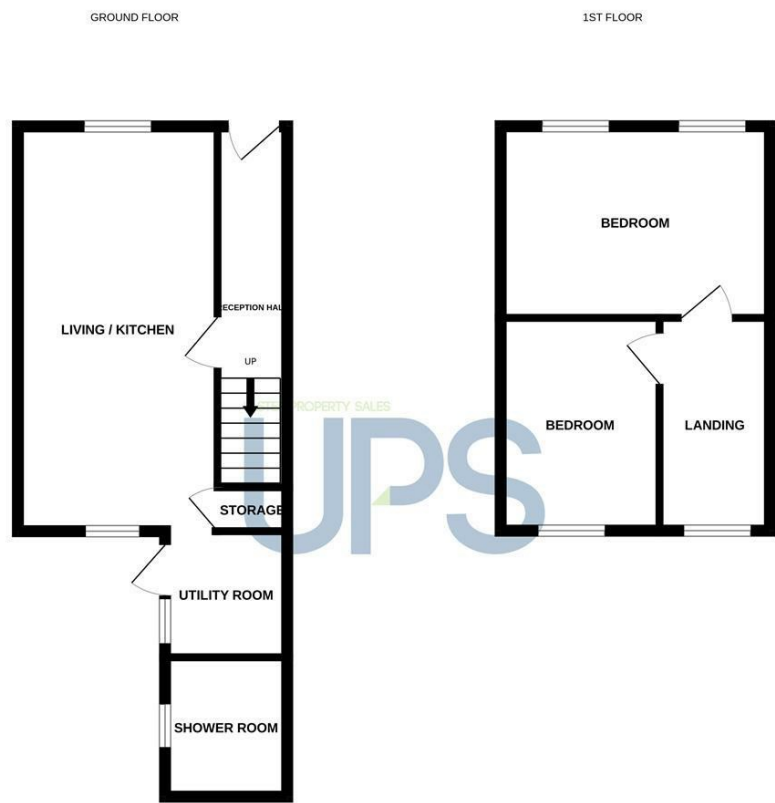


## OUTSIDE

Enclosed rear yard.

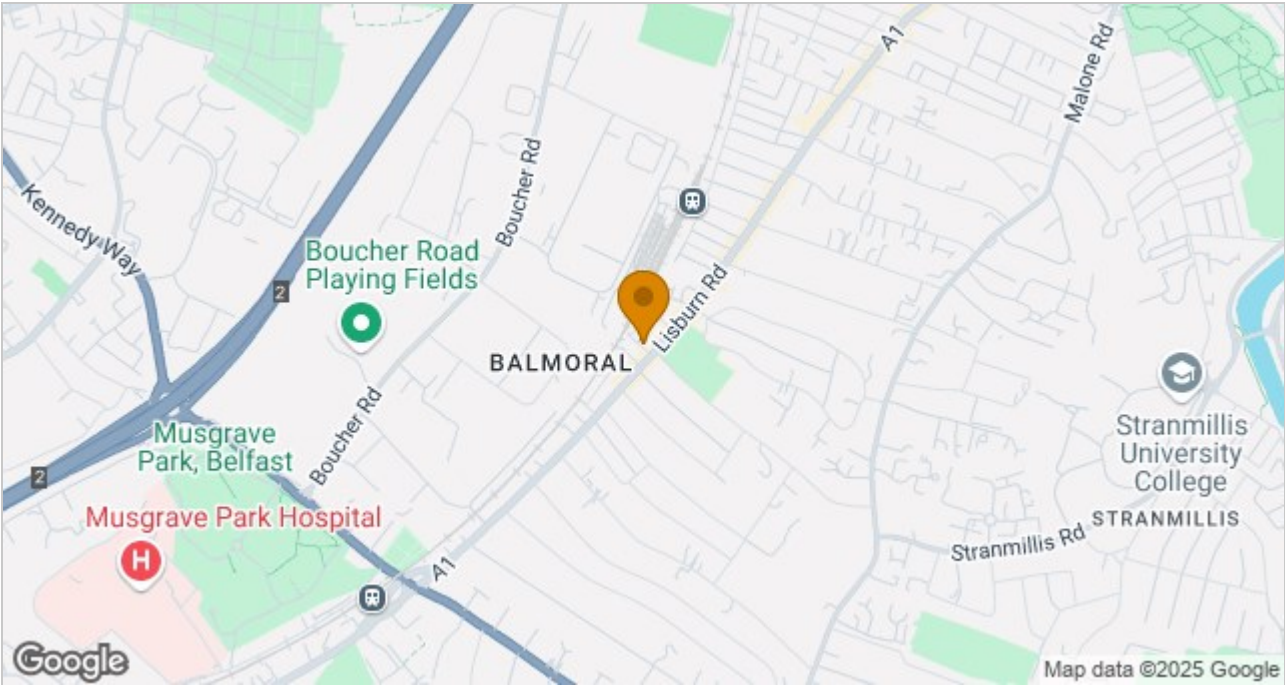


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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